

**Appendix E-1 – Correspondence and Additional  
Information on General Plan Clean-Up Property  
Owner Request VC101**

## LAND USE CLEAN-UP

## VC101

**Proposed Change:** Semi-Rural-2 to Rural Commercial

**Basis for Change:** Initially a CPG Recommended Change

Community Recommendation      Divided<sup>1</sup>

**Property Description**Property Owner:

Ibrahim & Ibtissam Boulos and Aly Family Trust

Property Size:

1 parcel (1 acre)

Study Area Size:

None

Location/Description:

At the intersection of Canyon Rd. and Valley Center Rd.; inside the County Water Authority boundary

Prevalence of Constraints (See following page):

● – high; ◐ – partially; ○ – none

- Steep Slope (Greater than 25%)
- ◐ Floodplain
- Wetlands
- ◐ Sensitive Habitat
- ◐ Agricultural Lands
- Fire Hazard Severity Zones

**Land Use***General Plan*

Scenario	Designation	DU's
Existing General Plan	Semi-Rural 2 (SR-2)	1
Requested Change	Rural Commercial (C-4)	2 <sup>2</sup>
GP Update Analyzed	C-4 and SR-2	2

*Zoning*

Scenario	Designation
Existing	RR
Requested	Commercial zoning

Note:

<sup>1</sup> Valley Center CPG Minutes of June 10, 2013 and April 9, 2012 (attached)

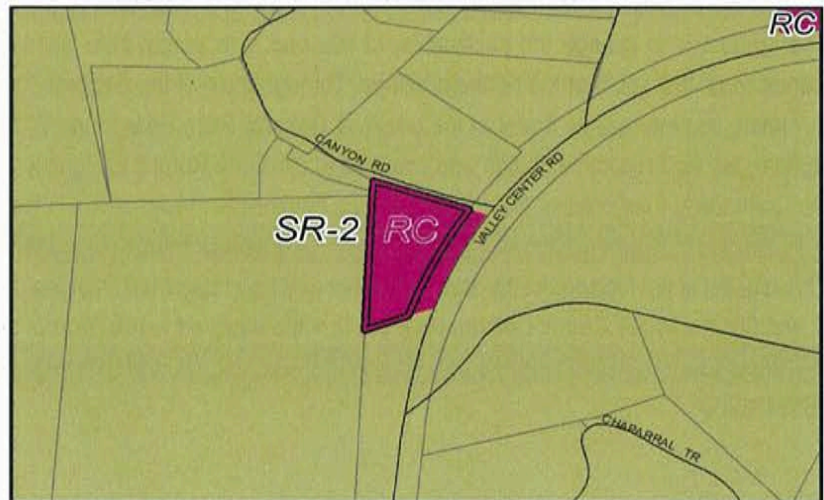
<sup>2</sup> The C-4 General Plan designation has a maximum associated residential density of two units per acre; however, commercial zoning in this designation can restrict properties to a lower density for consistency with surrounding properties.



Aerial Photo



General Plan



Requested Change



## LAND USE CLEAN-UP

VC101



Fire Hazard Severity Zones



Floodplain



Agricultural Lands



Habitat Evaluation Model

## Context

The request is to change the designation of this one acre parcel from Semi-Rural 2 to Rural Commercial. The parcel is on Valley Center road, just south of the northern Village. Through most of the General Plan Update process, the draft maps called for this parcel to remain commercial, as it was in the previous General Plan. Prior to the 2010 Planning Commission hearings on the General Plan Update, the staff recommendation was changed to the Semi-Rural 2 designation (at the request of the CPG), to be in conformance with the Community Plan policies that call for keeping commercial designations in the Villages.

## General Plan Consistency

This request is not included in the staff recommended Land Use Map changes due to inconsistency issues with Commercial Policies 1, 5, and 8 in the Valley Center Community Plan. See the attached explanation of these policy inconsistencies.

## APN

1851431600

## LAND USE CLEAN-UP

Valley Center Community Planning Group Minutes

## Valley Center Community Planning Group

Minutes of the 10 June, 2013 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning &amp; Development Services N=Not Present P=Present R=Recuse

SC=Subcommittee VC=Valley Center VCCPG=Valley Center Community Planning Group Y=Yes

Forwarded to Members: 5 July 2013

Approved: 8 July 2013

A		Call to Order and Roll Call by Seat #:								7:05 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B  D A V I S	B R E T  D A V I S
A	P	A	P	P	P	P	A		P	P	P	P	P	P

Notes:

Quorum Established: 11 present

Motion: Move to approve change of Boulos property from RR to C32

Maker/Second: Smith/Glavinic

Carries/Fails: 4-7-0 [Y-N-A]

L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B  D A V I S	B R E T  D A V I S
	N		Y	N	N	N			Y	Y	N	N	N	Y

Motion: Move to reject change of Boulos property from RR to C32

Maker/Second: Rudolf/Quinley

Carries/Fails: 7-4-0 [Y-N-A]

L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B  D A V I S	B R E T  D A V I S
	Y		N	Y	Y	Y			N	N	Y	Y	Y	N

## LAND USE CLEAN-UP

## Valley Center Community Planning Group

Minutes of the April 9, 2012 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay  
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 1 May 2012

Approved: 7 May 2012

1. Call to Order and Roll Call by Seat #:										7: 05 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ANDERSON	HUTCHISON	HOFLEER	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	LEWIS	NJOORHWNOSODN	SMITH	JACKSON	RUDOLF	DAVIS	BACHMAN
P	P	A	P	P	P	P	P	P	P	P	P	P	P	A

Notes: Bachman excused; Lewis arrives 7.15pm

Quorum Established: 12 present

Motion: Move to accept Subcommittee report [appended] and recommend the DPLU staff meet with Mr. Boulos to discuss available alternatives for his Canyon Road parcel.

Maker/Second: Rudolf/Anderson

Carries/Fails 5-8- 2 [Y-N-A]

ANDERSON	HUTCHISON	HOFLEER	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	LEWIS	NJOORHWNOSODN	SMITH	JACKSON	RUDOLF	DAVIS	BACHMAN
Y	Y	A	N	Y	N	N	Y	N	N	N	N	Y	N	A

Notes: Hofler and Bachman absent

Motion: Move to Support Boulos in retaining commercial designation of some type, but no more intensive than C34, such as office/professional, with the issue coming back to VCCPG for review from DPLU

Maker/Second: Glavinic/Davis

Carries/Fails: 10-3-2 [Y-N-A]

ANDERSON	HUTCHISON	HOFLEER	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	LEWIS	NJOORHWNOSODN	SMITH	JACKSON	RUDOLF	DAVIS	BACHMAN
N	N	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	A

**LAND USE CLEAN-UP**

Valley Center Community Plan Policies – Inconsistency Issues with the VC101 Request

Commercial Policy 1: Prohibit strip commercial development by containing commercial uses in the Cole Grade Road and Valley Center Road area and the Mirar de Valle Road and Valley Center Road area.

*The VC101 request is not consistent with this policy because the subject property is located outside of the two Valley Center Village areas noted above. In addition, commercial development on the subject property would constitute strip commercial development because the property is not at the intersection of two major roads and a commercial establishment and associated parking area would have road access.*

Commercial Policy 5: Future commercial development shall be planned so that strip commercial development will be avoided.

*As discussed above, commercial development on the subject property would constitute strip commercial development the property is not at the intersection of two major roads and a commercial establishment and associated parking area would have road access.*

Commercial Policy 8: Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan.

*As discussed above, the VC101 request is not consistent with this policy because the property is located outside of the two Valley Center Village areas.*

# Valley Center Community Planning Group

Minutes of the April 9, 2012 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance With N=Nay  
P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 1 May 2012

Approved:

1.		Call to Order and Roll Call by Seat #:								7: 05 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	H U T C H I S O N	H O F L E R	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K	L E W I S	N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	D A V I S	B A C H M A N
P	P	A	P	P	P	P	P	P	P	P	P	P	P	A

**Notes:** Bachman excused; Lewis arrives 7.15pm

**Quorum Established:** 12 present

	<b>Pledge of Allegiance</b>
<b>2.</b>	<b>Approval of Minutes: March 12, 2012</b>

**Motion:** Move to approve Minutes of March 12, 2012, as corrected

**Maker/Second:** Rudolf/Jackson

**Carries/Fails** 12-0-0 (Y-N-A): Lewis not present

<b>3.</b>	<b>Open Forum:</b>
	Sandy Smith delivered a box of office materials collected over time for the VCCPG and subcommittee work.
	Tom Baumgardner announces his inauguration of a senior transportation service in Valley Center. He is holding an outreach meeting 25 April 2012.
	Jerry Gaughan asks for clarification on the status of VCCPG support for his property specific request. VCCPG action was taken in January. Another VCCPG action was taken in March to deny all outstanding property specific requests returned from the BOS, that action included Gaughan's property. Rudolf responds with specific details about the VCCPG actions. Gaughan suggests the county will be taking additional actions in regards to this property.

<b>4.</b>	<b>Discussion Items</b>
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<b>4.a.</b>	<p><b>Report and discussion on Board of Supervisors Meeting on March 28, 2012. (Smith)</b></p> <p>Smith reports on an item related to planning groups [part of the Red Tape Reduction Task Force report]. Essentially, County will work on additional training, especially re the Brown Act. Training will be a requirement for indemnification. But, after a single infraction, indemnification will be terminated. BOS wants to rotate planning group chairs on a regular basis as is done in Jamul. BOS will revisit policy I-1 and may make any other changes they deem appropriate. The Resource Protection Ordinance was upheld. But, BOS reserves the right to modify it to any extent they deem appropriate as was done in 2007. Most speakers [38] on this item were supporting planning groups. Only one person spoke in opposition to planning groups. Quinley was saddened to see comments on Ranchers Roost web site that indicated that decisions had already been made before proponents spoke. Two other contentious issues preceded the Red Tape Reduction Task Force report on the BOS agenda: an expansion of a Residential home for the disabled in Ramona and an eye-gnat problem in San Pasqual. The organic farm in San Pasqual determined to be the cause of the "eye-gnat" problem may be ordered to use non-organic materials to achieve control if organic methods fail.</p>
<b>4.b.</b>	<b>Report on TIF [Transportation Impact Fee] discussions from the Mobility Sub-committee</b>

	<p><b>(Davis)</b></p> <p>Sandy Smith presents. She attended a workshop in Bonsall in March. Representatives were from Bonsall and Valley Center communities and the bulk were developers. County staff is going to propose a significant change to BOS re the formulation of TIF revenue generation and designation of TIF roads. Jerry Gaughan, audience, says the previous charge of \$16 per square foot was prohibitive; it is now about \$3 per square foot. S. Smith and Gaughan acknowledge that many roads formerly designated as funded by TIF have been removed from eligibility for those funds. Davis asks Gaughan about the timetable for development of the Valley Center North Village. Gaughan says banks are just now loosening up availability of commercial loans. Banks have been asking for pay-downs of notes based on shrinking valuations on properties. Gaughan says he expects to be doing grading in as little as 6 months. Glavinic asks for clarification of TIF for small projects. S. Smith replies residential development would pay about \$2800 per house. She adds that our TIF fees are now more in line with other jurisdictions. However, very few road segments in VC remain eligible for TIF.</p>
<b>5.</b>	<b>Action Items:</b>
<b>5.a.</b>	<p><b>Discussion and vote on letter from the I-15/395 Master Planned Community Sub-committee requesting corrections and clarification of the summary letter issued to Accretive Investments, Inc on February 7, 2011. The letter summarizes the major issues discussed at Accretive's February 4, 2011 meeting with DPLU and provides guidance for project processing. (Hutchison)</b></p> <p><b>Discussion:</b> Hutchison presents a proposed letter to be sent to Sarah Aghassi, County of San Diego General Manager/ Deputy Chief Administrative Officer by Chair Oliver Smith. He summarizes the request to have six corrections made to the scoping letter sent to Accretive Investments, Inc. by the County's DPLU on 7 February 2011. Sandy Smith, Vice-chair of the I-15/395 Master Planned Community Subcommittee, then speaks to three clarifications related to the project called for in the proposed letter. The subcommittee desires to have a written response so that the issues called out in the proposed letter are made part of the project file and will be available to all concerned and especially any County staff that may be added to this project in the future.</p> <p><b>Motion:</b> Move to authorize Chairman Smith to send the proposed letter to Sarah Aghassi [Attached]</p> <p><b>Maker/Second:</b> Hutchison/Quinley <b>Carries/Fails 10-0-3 [Y-N-A]: Voice</b></p> <p><b>Notes:</b> Britsch and Jackson recuse because they live in proximity to project; Hofler/Bachman absent; Glavinic abstains</p>
<b>5.b.</b>	<p><b>Discussion and possible vote on equine ordinance and new potential environmental impacts arising from changes in the existing ordinance and the introduction of new tiered permitting of horse stables. (Smith)</b></p> <p><b>Discussion:</b> Continued</p>
<b>5.c.</b>	<p><b>Report and Vote on GPU Committee Recommendation on Abe Boulos' property concerning the down zoning of his property at 28582 Valley Center Road in the County's new general plan. The property was previously zoned commercial and was re-zoned rural residential in the new General Plan. (Rudolf)</b></p> <p><b>Discussion:</b> Rich Rudolf presents SC report and introduces Abe Boulos. Rudolf outlines the location of the parcel. Property used to house a nursery and then construction trailers during the widening of VC road. The new GPU eliminated strip commercial along VC road except in north and south villages. The property, purchased by Boulos in 2007, was still commercially designated. Boulos was noticed by the County about the proposed zoning change prior to BOS final adoption of GPU but he didn't present to the BOS until after adoption. His property was not included in the subsequent referrals because the community didn't want strip commercial at that location. Presently, it is designated rural residential. Because the property is vacant, it won't be considered for an existing non-conforming use. Previous zoning was C-34. Rudolf says committee is recommending County staff confer with Boulos about alternative zoning. Boulos presents saying property has been commercial since 2005. He says the lot is unsuitable for residential development. He wants to have VCCPG recommend that County staff revisit his issue. Glavinic says he asked Boulos about what notification he had about the change in designation. He thinks that, given nonconforming commercial uses on adjacent lots, Boulos should retain commercial use. Glavinic wants to throw the issue back to the County. Norwood-Johnson asks about how changes of zoning were accepted by nearby properties. Rudolf responds with a</p>



clarification of the process of County contacting neighboring parcel owners. Kerry Watts [Wynn Engineering] speaks in favor of a commercial designation for this property. He says it is not appropriate for housing. Boulos' property is flat with surrounding properties rising from it. He notes that sewer would be necessary for development. He thinks Boulos should have the commercial designation given the history of this property and lack of notice of change from the County. Jerry Gaughan, audience, expresses his concerns about such zoning changes as facing Boulos. He says most referrals want to zone for future uses while Boulos already had a commercial designation from the beginning. He says Boulos paid for commercial land and it has been taken away. He thinks removing value through rezoning is not right. Tom Yeager, audience, also spoke on behalf of Boulos' request for reconsideration. Rudolf reiterates a summary of the proposal recommended by the subcommittee. A discussion of the process ensues. Smith notes that BOS declined to take action. Rudolf declines a modification to his motion suggested by Davis to allow the property to revert to C-34 if no acceptable alternative can be found. Glavinic declines to support motion. Quinley objects to tenor of Glavinic's comments. Vick clarifies that motion is seeking options. Britsch says he made the motion at the SC and thought Boulos was agreeable. Davis voices objections to not allowing Boulos to continue historic use of property. Anderson asks about the failed percolation test and the need to acquire additional land in order to be developed. Rudolf clarifies what his motion is intended to do. Boulos says the motion doesn't provide much support for discussion of alternatives with County. Sandy Smith suggests some possible alternatives for a solution. Wants to know how many other properties would need to be adjusted to resolve the issue. Gaughan adds that County staff asked developers to return to planning groups for support. Rudolf asks about timetable for review.

**Motion: Move to accept Subcommittee report [appended] and recommend the DPLU staff meet with Mr. Boulos to discuss available alternatives for his Canyon Road parcel.**

**Maker/Second: Rudolf/Anderson**

**Carries/Fails 5-8- 2 [Y-N-A]**

ANDERSON	HUTCHISON	HOFLER	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	LEWIS	NJOORHWNOSODN	SMITH	JACKSON	RUDOLF	DAVIS	BACHMAN
Y	Y	A	N	Y	N	N	Y	N	N	N	N	Y	N	A

**Notes: Hofler and Bachman absent**

**Motion: Move to Support Boulos in retaining commercial designation of some type, but no more intensive than C34, such as office/professional, with the issue coming back to VCCPG for review from DPLU**

**Maker/Second: Glavinic/Davis**

**Carries/Fails: 10-3-2 [Y-N-A]**

ANDERSON	HUTCHISON	HOFLER	GLAVINIC	BRITTSCH	FRANCK	QUINLEY	VICK	LEWIS	NJOORHWNOSODN	SMITH	JACKSON	RUDOLF	DAVIS	BACHMAN
N	N	A	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	A

**5.d.**

**Cole Grade RV and Outdoor Storage; STP 12-005, Kiva Project # 12-017-2515; 28404 Cole Grade Road Valley Center; cross street: Valley Center Road; owner Bob Reed and Jerry Gaughan, phone- 619-204-8797. The parcel consists of a 4.3 acre flat gravel lot used as a mobile home, truck transfer storage over the last 22 years. The proposed use would include 1.5 acres of RV outdoor storage and 1 acre of tow yard space. Remaining space would be used to store construction materials and equipment. The tow yard would require a small portable unmanned office trailer to store keys on site and a telephone pole to provide lighting and camera equipment. For Planning Group review--a site plan and a landscaping plan for the project. Mr. Gaughan will also discuss the down zoning of property which was once zoned M-54 and was later down-zoned to rural residential. Because it is in a flood plain it cannot be used for housing. (Hofler)**

**Discussion:** Quinley presents report by Hofler in Hofler's absence. Quinley gives lot description. The current zone is R2. DPLU is said to be willing to allow a police impound lot on part of the property. The remainder of

the lot could be used for aggregate, construction and landscape storage only. Gaughan corrects that property was previously M54. He was told he could operate an impound yard for 30-day storage. After GPU adoption, properties along this stretch of Cole Grade Rd. were down-zoned. Gaughan says the property previously had a long history of outdoor storage and manufacturing. He wants to also allow recreational vehicle [RV] storage. Rudolf responds with a history of zoning considerations for the property. He thinks we should not approve unless county concurs. Gaughan says county allowed him to develop site plan. Rudolf wants county to advise VCCPG on legal uses of property before VCCPG approves. Rudolf asks about wrecked cars in police impound lot such as the one proposed. Gaughan says all fluids would remain at the original crash site. Rudolf wants to continue this item until the Design Review Board [DRB] reviews tomorrow. Gaughan says the County is anxious to move this forward. Gaughan says the Highway Patrol is allowed to grant exceptions to local uses for such storage. Rudolf suggests that delaying consideration of this item would allow clarification of the issues before approval. No businesses in M54 area have site plans. Gaughan claims RV storage is granted by previous use prior to GPU. Oliver Smith says County will make the decision without consideration of VCCPG desires. Gaughan is concerned about perception of shifting position on this issue. Smith says county must clarify. Davis asks if we can support the tow yard and let the County sort out the legalities. Vick supports Gaughan's uses based on historical uses.

**Motion:** Move to allow the proponent to operate a one-acre police impound lot on the northeastern portion of the property, with the remainder of the parcel to be used for aggregate, construction, and landscape storage only [gravel, sand, rock, etc.]. The landscaping must adhere to the VC Design Guidelines.

**Maker/Second:** Quinley/ no second

**Motion:** Move to continue until May and ask the County for clarification on legalities of the proposed uses.

**Maker/Second:** Rudolf/Hutchison – withdrawn by consent

**Motion:** Move to support use as a tow yard, RV storage, and aggregate storage consistent with a County determination of legality and constraints on land use and Design Review Board recommendations.

**Maker/Second:** Smith/Davis

**Carries/Fails (Y-N-A):** 12-0-0 Voice

Notes: Glavinic departs before vote

**5.e**

**Discussion and possible vote on whether to request earlier attention to road issues on Valley Center. The VCCPG received notice of consideration of award of construction contracts for asphalt resurfacing and culvert replacement of various roads (Oracle Project 1016226). Road segments in Supervisor Horn's district (5) include Fallbrook Street from State Coach Lane to Main Avenue; Lago Lindo from Via De la Cumbre to Ave de Acacias; Via del la Valle from Paseo Delicias to Via de Santa Fe; 1<sup>st</sup> Street (DG Road) from Chica Rd to Huffstatler; Chica Rd (DG Road) from Rainbow Valley Blvd to 1st Street. No Valley Center Roads are included in this list. (Smith)**

**Discussion:** Smith presents. Present list is remainder of a six-year road study/program/process. VC had some roads on list that were addressed in previous years. Smith says a new list is in the making. Davis says the County has not approached VCCPG on this issue. Smith wants to refer this issue to mobility SC. No vote necessary. Tom Baumgardner, audience, says it is important to voice the needs of Valley Center to the County.

**Motion:** none required

**6.**

**Subcommittee Reports & Business: None**

a)

Mobility – Robert Davis, Chair.

b)

GP Update – Richard Rudolf, Chair.

c)

Nominations – Hans Britsch, Chair.

d)

Northern Village – Ann Quinley, Chair.

e)

Parks & Recreation – Brian Bachman, Chair.

f)

Rancho Lilac – Ann Quinley, Chair. - inactive

g)

Southern Village – Jon Vick, Chair. :

h)

Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive

i)

Tribal Liaison – Larry Glavinic, Chair:

j)

Website – Robert Davis, Chair:

k)

Pauma Ranch – Christine Lewis, Co-Chair; LaVonne Norwood-Johnson, Co-Chair.

l)	I-15/395 Master Planned Community [Accretive] – Steve Hutchison, Chair	
m)	Equine Ordinance - Smith, Chair	
<b>7.</b>	<b>Correspondence Received for September 12, 2011 Agenda:</b>	
a)	DPLU to VCCPG, Statement of Economic Interest (FORM 700) for VCCPG members. (all)	
b)	City of Escondido Planning Division to VCCPG, Notice of Availability of a Draft Environmental Impact Report assessing the Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan Draft. The Draft EIR is Available at <a href="http://www.escondido.org/general-plan-update.aspx">http://www.escondido.org/general-plan-update.aspx</a> . Written comments must be received by February 27, 2012 at 5:00 PM directed to Jay Petrek, AICP, Principal Planner, City of Escondido Planning Division, 201 North Broadway, Escondido, CA 92024	
c)	DPLU to VCCPG; County of San Diego, DPLU will be the lead agency and will prepare an EIR for POD 11-011, Tiered Equine Ordinance which proposes amendments to the County of San Diego Zoning Ordinance for equine uses. It will implement a new tiered system of permitting for horse stables with both ministerial and discretionary tiers of permitting. (Smith)	
d)	Tentative Agenda for March 9, 2012 meeting of the Traffic Advisory Committee. The meeting will begin at 9:00 AM in the Department of the Sheriff, Room 2, 9621 Ridgehaven Court in San Diego. (Note: there are no items of special concern to Valley Center on this agenda.	
e)	Notice of Consideration of Award of Construction Contract for Asphalt Resurfacing and Culvert Replacement of various roads (Oracle Project 1016226). Road segments in Supervisor Horn's district (5) include Fallbrook Street from State Coach Lane to Main Avenue; Lago Lindo from Via De la Cumbre to Ave de Acacias; Via del la Valle from Paseo Delicias to Via de Santa Fe; 1 <sup>st</sup> Street (DG Road) from Chica Rd to Huffstatler; Chica Rd (DG Road) from Rainbow Valley Blvd to 1st Street.	
<b>8.</b>	<b>Motion to Adjourn:</b>	<b>9.45pm</b>
	<b>Maker/Second: Smith/Quinley</b>	<b>Carries/Fails (Y-N-A): 12-0-0 Voice</b>
<b>Note: Next regular meeting scheduled for 7 May 2012</b>		

Appended materials:

To: VCCPG

From: GPU Subcommittee

Re: Recommendation on Boulos Parcel (Not a Property-Specific post-GPU Board Referral)

Date: April 9, 2012

Recommendation:

Accept this Report and Recommend the DPLU staff meet with Mr. Boulos to discuss available alternatives for his Canyon Road Parcel.

Discussion:

On March 12 you accepted and approved all the GPU Committee's recommendations for DPLU regarding Property-Specific referrals following Board of Supervisors adoption of the new General Plan. Mr. Boulos' triangular parcel at the southwest corner of Valley Center and Canyon Roads was not one of those referrals, but the VCCPG referred its changed designation from Commercial to Residential to the GPU Committee for review and recommendation. The Committee at its 4/5/12 meeting, 6-0-0, approved the above recommendation. All members were present except Lael Montgomery, Andy Washburn and Bob Davis.

In 2005-6 the planning group continued planning the north and south villages, and worked

with staff on the concept of "Village Limit Lines" to prevent village-intensity development outside the villages, and eliminate the Valley Center Road "strip commercial" which had developed over time, despite its prohibition in the then Community Plan. The Planning Group did not want the two villages to ultimately merge into one large blob. By late 2010 the Planning Commission recommended a Land Use Map to the Board eliminating all the strip commercial along Valley Center Road and Lilac Road, confining the village intensity to the historic north and south villages. The north village was to terminate generally on the west side of Portino's restaurant. However, the Boulos parcel was inadvertently left as commercial on the Planning Commission recommended Map, but ultimately redesignated, like all it's eastern neighbors, to Residential, on the final Board approved new General Plan Map.

Mr. Boulos purchased the property on 9/15/2006, midway through the GPU planning process, and after the county had taken more than half of the original parcel from the nursery business then operating, leaving 1.2 acres. He attempted to have his parcel included in the Board post-GPU referrals, but staff advised that the VCCPG wanted to eliminate strip commercial on VC Road. He hopes to build a pre-school for one of his daughters to operate. According to Mr. Boulos, he attempted to obtain percolation test results through Wynn Engineering in 2007 and 2008, without success. He states he will need additional acreage for parking and septic, but has not initiated discussions with neighboring parcel owners. He states he received no notices from the county regarding potential redesignation as Residential, after his purchase. During the Board's hearings on property-specific requests after GP adoption, staff advised him to seek approval from the planning group for his parcel. He was asked to bring the "disclosure statement" from the real estate transaction to the GPU Committee meeting, but did not.

The committee considered the following options: Recommend the Boulos parcel be redesignated Commercial, as it was when purchased; Recommend redesignation as Commercial all parcels along the Valley Center Road strip west of Miller road; Recommend against redesignation; or Recommend staff give Mr. Boulos the same opportunity the other commercial parcels along VC Road had, to discuss options to commercial designation. The committee feels there are significant impediments to potential commercial development under current circumstances, and there may be other options available that would allow the requested use without reintroducing strip commercial.

## CONCLUSION

As recommended in March, the Planning Group should recommend no changes at this time to the Land Use Designations approved by the Board when it adopted the new General Plan. Other alternatives may emerge from staff discussions with Mr. Boulos that will allow him to proceed with his plans.



Respectfully submitted,

Rich Rudolf

Chairperson

GPU Subcommittee

## Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082



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April 9, 2012

To: Sarah Aghassi – County of San Diego General Manager /  
Deputy Chief Administrative Officer

Fr: Valley Center Community Planning Group

Re: Pre-application Letter to Accretive Investments, Inc.

On February 7, 2011, the Department of Planning and Land Use (DPLU) issued a letter to Accretive Investments, Inc. summarizing a February 4, 2011 Pre-application Meeting. The Valley Center Community Planning Group (VCCPG) formed the I-15/395 Master Planned Community Sub-committee. The mission of the sub-committee is to analyze and assess the project proposed by the applicant, particularly as the application complies with the General and the Community Plan and make recommendations to the VCCPG for action.

The February 7, 2011 letter is the last communication documented on the project and has several errors that we would like corrected. We also request clarification on a variety of issues, which cross department responsibilities – that's why we're sending this letter to you.

Please correct the following:

1. Page 1 - Include the Valley Center Design Review Board in the list of local citizen advisory groups that will be reviewing the project and making recommendations.
2. Add the VC DRB to the distribution list.
3. Pages 3, 6, 91 – Remove references to Road 3A and anywhere else in the document. This road was not included in the General Plan Update.
4. Page 90 – Complete the last sentence under Project Specific Information: "...to prepare an Evacuation Plan to determine the...".
5. Page 93, Public and Private Roads – Add reference of conformance to Valley Center Community Right-of-Way Development Standards (VCCRDS) approved by the BOS in 2011.
6. Page 96 - Correct reference to the width of decomposed granite pathway. The Special Type D Pathway from the County's Trails Master Plan (CTMP) and the VCCRDS indicate a 15', not 10' pathway. Valley Center adopted the Special Type D Pathway in our Goals section of the CTMP.

Please clarify the following:

1. Trails page 9 - How will new trail requirements be added to the CTMP. The current VC Plan shows pathways on known roads. If we don't know the roads, how can we add pathways? When does this happen for any new, large development? We have been asking these questions of DPLU and DPW for years and cannot get a clear answer.
2. Status of project - There are numerous references to dates that the applicant needed to respond, however, all the dates came and went. What is the status of the applicant's filing requirements? What are the deadlines with which they need to comply?
3. Board Policy I-63 - How does the revision of Board Policy I-63 impact this project? What is the status of their 2010 PAA approval given the change in policy?

We are concerned that the February 7, 2011 letter is the only written documentation of the project from the county. The corrections that we request must be documented by the county in order to maintain the integrity of the documentation so those involved in the review of the project may refer to accurate information.

We request that this letter and your response be added to the official record for this project. We would appreciate a response within the next 30 days.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Oliver Smith", written in a cursive style.

Oliver Smith

Chair, Valley Center Community Planning Group

# Valley Center Community Planning Group

Minutes of the 10 June, 2013 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services N=Nay P=Present R=Recuse  
SC=Subcommittee VC= Valley Center VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: 5 July 2013

Approved: 8 July 2013

A		Call to Order and Roll Call by Seat #:								7:05 PM				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B  D A V I S	B R E T  D A V I S
A	P	A	P	P	P	P	A		P	P	P	P	P	P

## Notes:

Quorum Established: 11 present

## B

Pledge of Allegiance

## C

Approval of Minutes:

Motion: Move to approve the minutes of 13 MAY 2013 as corrected

Maker/Second: Hutchison/Quinley

Carries/Fails: 11-0-0 (Y-N-A): Voice

## D

Open Forum:

Casey Grenier, neighboring resident, speaks about the Verizon cell phone tower proposed for construction on Aguacate [presented at previous meeting] and his opposition to it based on traffic that will be generated during installation and for maintenance. He said that a 250-gallon fuel source proposed on-site was a significant fire danger. He cites covenants, codes and restrictions on the subject property that prohibit such communication facilities.

## E

Action Items [VCCPG advisory vote may be taken on the following items]:

## E1

Presentation by Valley Center Parks and Recreation District [P&R] on future Parkland Opportunities for Valley Center. (Glavinic)

**Discussion:** Glavinic narrates a PowerPoint presentation. The presentation is in reaction to public concern about opportunities for public input on P&R issues. He introduces Marcia Townsend, P&R chair, and Doug Johnsen, general manager, both in the audience. He shows map of 94 sq. mi. P&R district. He presents the history of the district formed in 1966. It has a 5-member board and General Manager. The district is funded by user fees [about 2/3] and property taxes [about 1/3]. It provides ball fields, special events, etc. It has about 32-acres in eastern VC. The County goal for parks in rural areas is 3 acre/1000 population. If the population of VC is 15,000 then there is a need for 45 acres of parks. 15 acres/1000 is the goal for urban areas. Rudolf clarifies item on future park designation in general plan and community plan. The County General Plan Conservation and Open Space Element established goals of 10 acres of local parkland and 15 acres of regional parkland per 1,000 persons. To meet these goals at "build-out", an additional 300 acres of local parkland are needed [Local parks include: Mini parks or tot lots, neighborhood parks, community parks, school parks, and specialty parks, containing both active and passive park uses]. Valley Center currently has 27 acres of local parkland and 1900 acres of regional parkland. Glavinic says seniors want meals on wheels, meeting places, youth want sports fields, equestrians want a place for events, and others want a fitness center, or gym, and multiuse fields. He cites some solutions for obtaining such facilities that have strings attached. He acknowledges that grant money is available for large multiuse fields. He cites developer requirements to develop parks as part of each development that is between 15 to 45 acres. He cites local agency sharing of sites, e.g Adams



Park owned by school district and VC fire department located on park land, etc. Rudolf clarifies trails use [land sold to county which made it part of the road so it could put in trails]. Glavinic says there will be two additional public meetings June 13 and June 27. He notes that an offer was made on park property located on the corner of Lilac and VC road. Presently, the property is in escrow. He says that limitations on the property such as no sewer, access problems, rock outcrops, and oak trees will make for high future development costs. The sale price for the property is \$400K while the appraised value was estimated at \$328K. He says P&R can buy and sell land. When land is sold, it must be replaced with an equivalent acreage. In this case, P&R must replace the 7-acres with more usable acres within 120 days. He says the lack of transparency with the public was done to facilitate obtaining replacement property. He cites criteria for replacement property – P&R wants 10-20 acres or more, it should be flat, close to a public road, with utilities ready, well water available, septic system capable, with access to trails system, and close to population centers. Glavinic says P&R wants help identifying prospective properties. He presents scenarios to show property might be acquired. He cites four possible properties along with some details of size and cost. He then asks to have audience fill out a survey.

**Motion: None**

**E2**

**Discussion and vote on approving the Valley Center portion of the Draft 2013 General Plan Bi-Annual Clean-Up GPA. The county has asked for a formal VCCPG vote on the two items related to Valley Center. (Smith/Rudolf)**

- a) VC101 Change the Abe Buolos property zoning from RR to C32
- b) VC102 Change the former Lilac Ranch property zoning from SPA to open space (purchased by CalTrans as Mitigation Land for SR76 construction).

**Specifics on the proposed changes may be found at:**

<http://www.sdcountry.ca.gov/pds/advance/2013GPBiAnnualClnUp.html>

**Discussion:** Smith introduces need to formally clean-up changes to General Plan adopted in August 2011. The County has requested VCCPG to revisit two cited items. a) April 9, 2010 vote by VCCPG on Boulos property [VC101] resulted in a change from RR to C-32 recommendation for convenience commercial. b) 902 acres purchased by Caltrans for mitigation of widening of Hwy. 76 is proposed to change from SPA to open space.

On item a), Smith explains there is usually no revote on a voted item unless there are specific changes to the property. Rudolf clarifies reconsideration of earlier vote is directed by the County. He says the original recommendation on Lilac Ranch was to create a SPA, which was consistent with the desire of the applicant. County has asked to change it now to open space. . Glavinic asks to amend Rudolf's motion to include designation of Road 3B proposed to cross Lilac Ranch. Rudolf refuses to accept amendment and says land use designation doesn't affect the prospective road. Glavinic wants to be clear that an east/west road is needed. Rudolf considers it a line on a map that is subject to change. Bret questions distinction between SPA and open space. Smith and Rudolf clarify. Patsy Fritz, audience, says it is incongruent to set aside sensitive space as mitigation for other sensitive space that was developed. She adds that the land-owner can do what it wants. Glavinic says that land has been farmed for 100 years. He cites the need for a road through the property and the need to notify Caltrans of that need. Smith suggests reminding County about evacuation designation for road 3B in Lilac Ranch. He reminds VCCPG of history of evacuation routes. He says 3b is in the Mobility Element of the County. Road 3B was part of the original solution for fire evacuation. He says this change would not eliminate 3B. He suggests amendment that would remind county about 3B as evacuation route. Rudolf declines to accept it, and it is not on the agenda. He says this is a staff recommendation. It is unnecessary to remind the County of this road issue. He says he wants to secure public access to the property. Smith reminds VCCPG of duty to decide issues. Smith/Glavinic call for question. Bret asks why County wants to change designation. Rudolf explains County's desire to make the change. Patsy Fritz asks if land use designation will be public. She wants to remind the County that it should seek an alternate route for Road 3B.

On item b), Rudolf states the VCCPG position to separate the North and South Villages with rural residential zoning. There was a goal to have no strip commercial on Valley Center Road. The Boulos property was left on the map accidentally. Boulos went to Supervisor Horn's office for reconsideration. The property is very

constrained by size and proximity to a stream. The vote to approve zoning of something less than C-34 was 10-3-2. Glavinic asks what is new now. Rudolf replies that the cleanup request is from the County. Jackson asks what C-32 is. Smith defines it as convenience commercial. Rudolf says lot is too small to use. Smith clarifies C-34 and C-32 zoning. Bob Davis says he understands C-32 is more limited than C-34. Rudolf urges to vote no saying it was a single parcel that was earlier changed with pressure from a large group of supporters attending the meeting. He continues that it was an erroneous artifact of an earlier review. Bret Davis asks about the surrounding zoning [Rudolf replies RR]. Norwood-Johnson asks about other changes that may be coming. Glavinic describes this revote as a bait and switch proposition for Boulos. He bought it as commercial and it was changed to RR. Patsy Fritz asks for clarification of property's circumstances.

Patsy Fritz asks if a discretionary permit is needed for Boulos property. Jackson says it depends on proposed use.

**Motion:** Move to approve the County's change for Lilac Ranch from SPA to open space

**Maker/Second:** Rudolf/Jackson

**Carries/Fails:** [Y-N-A] 10-1-0 Voice; Glavinic dissents

**Motion:** Move to approve change of Boulos property from RR to C32

**Maker/Second:** Smith/Glavinic

**Carries/Fails:** 4-7-0 [Y-N-A]

L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O D N	S M I T H	J A C K S O N	R U D O L F	B O B D A V I S	B R E T D A V I S
	N		Y	N	N	N			Y	Y	N	N	N	Y

**Motion:** Move to reject change of Boulos property from RR to C32

**Maker/Second:** Rudolf/Quinley

**Carries/Fails:** 7-4-0 [Y-N-A]

L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O D N	S M I T H	J A C K S O N	R U D O L F	B O B D A V I S	B R E T D A V I S
	Y		N	Y	Y	Y			N	N	Y	Y	Y	N

**E3**

**Discussion, Presentation and possible vote on Skyline Ranch Country Club, LLC, Major Use Permit Modification; Project number PDS2013-MPA-13-005; Project Address 1818 Paradise Mountain Road in Valley Center. A special use permit was granted in 1973 for a mobile home park and it has been modified twice since that time. The mobile home park encompasses 88 acres and has 222 mobile home spaces. Skyline Ranch Country Club proposes to submit a MUP modification to update and modernize the community buildings. (Bret Davis, Bob Franck)**

**Discussion:** Gary Wynn, Wynn Engineering, presents. He reintroduces Skyline Ranch and its history. He says the County requires that if there is more than 10% change to a permit, it must be revisited. He describes the property as having a golf course and other features. He says applicants want to improve entry and public amenities as well as a maintenance building. Applicants are seeking modification of their major use permit. No change in density is planned. John Cataldo, architect, addresses VCCPG. He says there are three areas to be upgraded. Part of the project is updating 1970's buildings to meet current codes. He describes entry wall with associated directory display. The plan is to remove an administration building and maintenance structure and replace them with offices, a gym and storage. They will use similar architecture to that of park. The clubhouse will be updated: kitchen, restrooms, higher ceilings as well as features to make it compliant with Americans With Disabilities Act. A small maintenance shop will be added at far end of park. Project will go to the Design Review Board for review. Bret Davis asks about size of administration building [Cataldo says 4000 sq ft] and asks about road access. It will be similar to the existing administration building. Bret Davis asks about access to maintenance building. Cataldo says access is through the park. Glavinic asks about fire protection measures [Wynn says they are consulting with fire marshal]. Wynn says construction will be phased to accommodate continuing operations. Administration will be moved to clubhouse temporarily. Glavinic asks about pool lift, and

if it will have a different set of requirements. Franck notes that all improvements will be within the park. Patsy Fritz, audience, asks if footprint for clubhouse is the same? [Cataldo says they are adding 815 sq. ft.] Patsy Fritz asks about asbestos removal [Wynn says it will be done according to requirements]. She then asks about adding solar panels to the roof. Wynn notes that the clubhouse will continue to have solar. Rudolf asks about findings required by County. Wynn says he will address findings and provide them to VCCPG.

**Motion: None**

**E4**

**Discussion and possible vote on recommendations for modifications of road standards for the Lilac Hills Ranch project, GPS 12-001: SPA 12-001.** The applicant has proposed modified road standards for ten different road segments related to the project. The County has asked for recommendation from the VCCPG on the proposed modifications. (Hutchison).

**Discussion:** Hutchison presents proposed response to county on requested road standard modifications for the Lilac Hills Ranch project [see addendum below]. Glavinic observes that roads are stressed including 3B and the outcome of the motion will support the case that 3A will be back on the books as needed by the community. He wants roads to support the general plan build-out ~~whatever development happens~~. Rudolf asks if applicants are requesting 3A [Hutchison replies no]. Bret Davis asks about frequency of such requests. Glavinic suggests Mountain Ridge Road is a secondary emergency exit. Hutchison/Franck contest, saying it is intended as a primary and secondary access. Chris Brown, representing applicants, defends road standard modification requests to accommodate project uses, saying slower design speeds would accommodate village uses. Bret Davis asks for clarification of application of changes [Brown says they are for the entire project]. Patsy Fritz, audience, cites the same reasoning that caused BOS to remove Road 3A. She says registered voters within VC number 11,479. VC represents .75% of total of unincorporated County voters. The General Plan cost each voter over \$12 and over \$19.6 million in gross. She suggests that adding 5000 people in Lilac Hills Ranch will diminish chances of evacuation. She says Accretive needs to buy more land to get proper access. She suggests supporting County General Plan for roads. Loni Christiansen, resident, says proposal, in general, will exacerbate traffic load substantially.

**Motion:** Move to approve recommendation of joint Mobility and Lilac Hills Ranch Subcommittees to reject 10 requests for road standards modifications by Lilac Hills Ranch applicants

**Maker/Second:** Hutchison/Rudolf

**Carries/Fails [Y-N-A]:** 9-0-2

L A V E N T U R E	H U T C H I S O N	E V A N S	G L A V I N I C	B R I T S C H	F R A N C K	Q U I N L E Y	V I C K		N J O O R H W N O S O O D N	S M I T H	J A C K S O N	R U D O L F	B O B D A V I S	B R E T D A V I S
	Y		Y	R	Y	Y			Y	Y	R	Y	Y	Y

**Notes:** Britsch and Jackson recuse because of proximity of their properties to the project

**E5**

**Possible discussion and vote on recommendations for newly completed technical studies on the Lilac Hills Ranch project, GPS 12-001: SPA 12-001.** The technical studies may be accessed at:

[http://www.sdcounty.ca.gov/pds/regulatory/docs/LILAC\\_HILLS\\_RANCH/LILAC-HILLS-RANCH.html](http://www.sdcounty.ca.gov/pds/regulatory/docs/LILAC_HILLS_RANCH/LILAC-HILLS-RANCH.html)

**The County has asked for groups to begin reviewing the material so they can start deciding how to divide this material into assignments for review comments. (Hutchison)**

**Discussion:** Hutchison presents after Smith introduces the item. Hutchison notes that the County's website is hosting the Lilac Hills Ranch technical studies that will be part of the Draft Environmental Impact Report for the project. Rudolf asks about prognosis for project. He says that progress in releasing documents is uncertain. Hutchison clarifies what is presently available. Chris Brown, representing the applicant, suggests Accretive isn't holding back documents until a more opportune time for review presents itself.

**Motion: None**

<b>E6</b>	<b>Discussion and authorization by the VCCPG for re-opening the application period to candidates for Seat #9 which expires December 31, 2016. (Britsch)</b>	
<b>Discussion:</b> Smith explains the withdrawal of a previously submitted application. Britsch says he will advertise again in the newspaper and ask for applications by July 1 at 7pm. VCCPG has the option of reopening the period of application after that date if no qualified applications are received.		
<b>Motion:</b> Move to reopen application period for seat #9 for one month closing at 7pm on August 7, 2013.		
<b>Maker/Second:</b> Quinley/Norwood Johnson		<b>Carries/Fails:</b> 11-0-0 [Y-N-A] <b>Voice</b>
<b>F</b>	<b>Group Business</b>	
<b>F1</b>	Announcements	
1) Request for new Chair of Mobility Subcommittee – Bob Davis has asked to step down as Chair of the Mobility Subcommittee.(Smith)  Davis explains alternatives. It may work to have a vice chair that can assist Bob Davis or if that cannot be worked out, appoint a new chair. Glavinic suggests Laventure [who is absent] as a new member. Jackson volunteers to join SC. Rudolf suggests also adding Laventure and Bret Davis to subcommittee.  Motion to add Jackson to mobility by Smith lacks second. Rudolf objects to vote on SC membership tonight, saying it needs to be on the agenda. Smith counters that a chair of SC can nominate new members. After discussion, it is decided that VCCPG will vote on new members at next meeting. Hutchison says Mobility SC will make some recommendations for additional members and officers.		
<b>Motion:</b> Move to add Jackson to Mobility SC		
<b>Maker/Second:</b> Smith/no second		
<b>F2</b>	<b>Correspondence</b>	
1) San Diego County Planning Commission to VCCPG; Final Agenda for the San Diego County Planning Commission regular meeting, June 14, 2013 at 9:00 AM; 5520 Overland Avenue, San Diego. An item on the agenda of special interest to Valley Center includes the Tiered Equine Ordinance; POD 11-001; Countywide. For additional documentation on this item visit <a href="http://www.sdcounty.ca.gov/pds/advance/Equine.html">http://www.sdcounty.ca.gov/pds/advance/Equine.html</a>  2) San Diego chapter of the American Society of Landscape Architects to VCCPG; Announcement that community groups are invited to apply for \$5,000 grants to make landscape improvements in their neighborhoods. The application deadline is August 1, 2013. For more information, contact Nate Magnusson at 619-236-1462 or <a href="mailto:nmagnusson@schmidt-design.com">nmagnusson@schmidt-design.com</a> .  3) Sarah Beers to VCCPG member Bret Davis; Letter in opposition to the installation of a cell tower on Aquacate Lane.		
<b>F3</b>	<b>Meeting Updates</b>	
<b>Next VCCPG Meeting: July 8, 2013</b>		
<b>G</b>	<b>Adjournment</b>	
<b>G1</b>	<b>Subcommittees of the VCCPG</b>	
a)	Mobility – Robert Davis, Chair.	
b)	Community Plan Update – Richard Rudolf, Chair.	
c)	Nominations – Hans Britsch, Chair.	
d)	Northern Village – Ann Quinley, Chair.	
e)	Parks & Recreation –LaVonne Norwood Johnson, Chair.	
f)	Rancho Lilac – Ann Quinley, Chair. - inactive	
g)	Southern Village – Jon Vick, Chair. :	
h)	Spanish Trails/Segal Ranch – Mark Jackson, Chair. - inactive	
i)	Tribal Liaison – Larry Glavinic, Chair:	
j)	Website – Robert Davis, Chair:	
k)	Lilac Hills Ranch [Accretive] – Steve Hutchison, Chair	



I)	Equine Ordinance - Oliver Smith, Chair	
<b>G2</b>	<b>Motion to Adjourn:</b>	<b>9.45pm</b>
	<b>Maker/Second:</b> Quinley/Norwood Johnson	<b>Carries/Fails:</b> [Y-N-A] <b>11-0-0</b>

Addendum for item E4:

10 June 2013

To: Mark Slovick, Department of Planning & Development Services  
County of San Diego  
Project Manager, Lilac Hills Ranch Project  
From: Valley Center Community Planning Group  
Re: 10 Road Standards Modification Requests, Lilac Hills Ranch

Mr. Slovick:

This is a response to your request for comment on the road standard modifications requested by the project applicant. This response is interim since the information provided is not complete. The Traffic Impact Study and comments from the Deer Springs Fire District and the County Fire Authority, and Department of Public Works (DPW) are needed for evaluation concurrently with these modification requests. Given that, rather than dissect each request individually, we will address them collectively to avoid tedious repetition of our comments. And, you should interpret these comments as applying to all 10 requests rather than the half dozen directed specifically to us, since all apply to the project.

In general, these requests for modifications of the county road standards make the claims that the standards to be modified are too difficult, are too costly, require rights-of-way that may be unobtainable, will be time consuming to construct, will be disruptive to off-site property owners, will face opposition from existing neighbors, may require condemnation of right-of-way, and will impact biological open space. But, they do not acknowledge that by reducing road widths, reducing road design speeds and ignoring other standards established for safe, efficient transportation, they would compromise the safety of prospective residents in their project as well as all other residents of Valley Center who will be using these roads at full build out of the General Plan.

These claims do not justify the need to abandon the standards that were developed to safeguard the public in daily transit, to provide speedy and efficient evacuation corridors during emergencies [see VC Community Evacuation Route Study], and to address the traffic volumes spelled out in the recently adopted San Diego County General Plan. Two illustrative examples of where this is critical:

**Exception Request # 2** - The West Lilac [Maxwell] Bridge over I-15 has the approximate dimensions of a 2.2E Circulation Element road, which enters Level of Service (LOS) F at 16,200 Average Daily Vehicle Trips (ADVT). Critical missing data are what traffic load will the proposed Lilac Hills Ranch development place on this bridge? The existing 6-foot (north) and 4-foot (south) shoulders need evaluation for safety, Emergency Response Time, fire code conformance, and evacuation safety by the DPW and Fire Authority having jurisdiction.

**Exception Requests # 7 and # 8** - Mountain Ridge Private Road, built in the 1990's currently serves 23 rural estate residences and experiences approximately 250 ADT. The developer is proposing performing the most minimal upgrades to the existing road to bring it in compliance with current County Private Road Standards for a private road with 750 ADT or less. What will be the additional traffic load placed on this road by the developer? The existing grade, vertical curve, and proposed intersection taper at Circle R Public Road

(exception request # 8) need critical design review for safety by the Department of Public Works and the Fire Authority having Jurisdiction.

These requests ignore the General Plan's objectives for road development [General Plan Goal M-3], ignore the Valley Center Community Right of Way Design Standards [VCCRDS] where they apply [See VCCRDS Section 3.0 et seq.; these standards supersede the County Public Road Standards within Valley Center], ignore the requirement for developers to improve mobility element roads to a minimum LOS "D" or higher [General Plan Policy M-3.1 & Policy M-3.2], waive safety standards [General Plan Policy M-2.1; and, projected additional 32,000 ADVT from the project], ignore the impact of these modifications on fire evacuation requirements for Valley Center [General Plan Policy M-3.3], attempt to exploit private roads for which no right to develop has been established, and set a dangerous precedent for modifying road safety standards that are deemed to be inconvenient or costly. The applicant is proposing a General Plan Amendment that would change the present rural residential use to a village designation. Incongruently, the applicant proposes not village capacity roads to accommodate the traffic generated by the village development they are proposing. Instead the applicant proposes modifications to the County Road Standards that will reduce capacities of roads that were planned, in the first place, to accommodate Rural and Semi-Rural residential land uses.

The project should be redesigned and downsized to meet the parameters of the road standards established in the San Diego County General Plan [adopted in August 2011] which took over 12 years in development and consumed over 19 million taxpayer dollars. If approved, these road standard modifications would become a seriously destructive precedent within the County.

The applicant's complaint of economic burden or inconvenience by being required to design and construct adequate roads and bridges for their project that meet County road and bridge standards is unacceptable considering their plan to increase ADVTs by an estimated 32,000, levels that will cause these roads to fail.


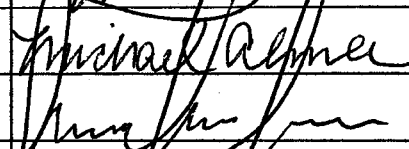
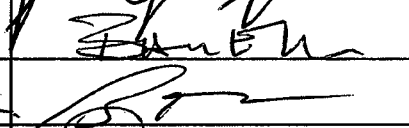
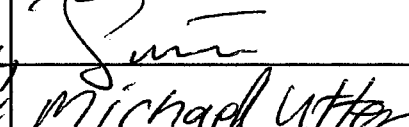
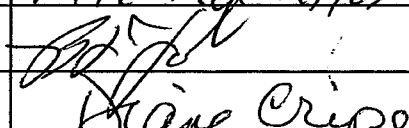
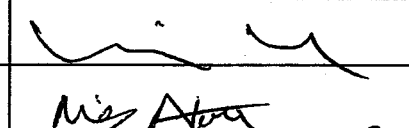
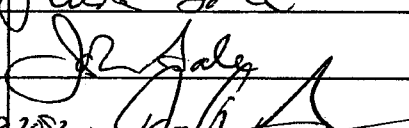

These requests must be rejected in the interests of public safety, of emergency preparedness and of traffic functionality in this project that has no adequate secondary access and relies on use of private roads for which the developer does not have rights to use for the scope and purposes of this project.

SD County General Plan Clean-up ID:VC 101

July/ August 2013

APN 18514316—28582 Valley Center Rd, Valley Center, CA 92082

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<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
7/19	NORM OTTLEY	VALLEY CENTER, CA	
7/19	Michael Almer	VC, CA	Michael Almer
7/19	Samantha Guarra	valley center 26235	
7/18	BARBARA KARLE	30645 Ranch Creek Rd V.C.	Barbara Karle
7/19	Bill Trax	31839 Oak Glen Rd V.C.	
7/19	Scott Utter	118 Tasp Ct Puma Valley	
7/19	Michael Utter	118 Tasp Ct Puma Valley	Michael Utter
7/19	Ronald John	28503 Red Mt Dr valley	
7/19	DIANE CRIPE	28503 SPYGLASS V.C.	Diane Cripe
7/19	Ron Marshall	28503 Spyglass V.C.	Ronald Marshall
7/19	KAREN	27340 ST ANDREW LN V.C.	Karen Johnson
7/19	Sharon Trok	31839 Oak Glen Rd. Valley Center	Sharon Trok
7/19	RICHARD REED	1463 CLOVERDALE RD. ESC.	
7/19	Nicholas Abeyta	33221 milk creek Rd Puma valley	Nicholas Abeyta
7/19	Taylor Falconier	28504 Spy Glass tri center valley	Taylor Falconier
7/19	Linda Sale	14422 Puma Vista Dr. V.C.	Linda Sale
7/19	John Sale	14422 Puma Vista Dr. V.C.	John Sale
7/19	Jon Goodman	14821 COOL VALLEY RD VC, CA 92082	
7/19	Carl Casteel	30505 New First Road	

SD County General Plan Clean-up ID:VC 101

July/ August 2013

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<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
7/1/9	B. Liebscher	15997 Eagle View	B. Liebscher
07/19	Martha Bozulich	Valley Center 92082 30029 McKenna Heights	Martha Bozulich
7/19	Ricardo Rivera	26961 N. L. Ave. W. 11.500	Ricardo Rivera
7/19	TERRY CAIN	28486 Lilac Road	Terry Cain
7/19	LOIS CAIN	28486 Lilac Road	Lois Cain
7/20	LOIS CAIN	28486 Lilac Road	Lois Cain
7/20/13	Louise Verdugo	13301 Hillcrest Dr.	Louise Verdugo
7/20/13	Steve Verdugo	13301 Hillcrest Dr.	Steve Verdugo
7-20-13	Randy Rockwell	116138 Vesper Rd	Randy Rockwell
7-20-2013	JOHN STOLEC JR	30921 Hillview Dr.	John Stolec Jr.
7-20-13	Steve Taylor	31820 Oak Glen Rd Valley Center	Steve Taylor
7-20-13	Sarah Taylor	31820 Oak Glen Rd Valley Center	Sarah Taylor
7-20-13	Randy Rockwell	116138 Vesper Rd. Valley Center	Randy Rockwell
7-20-13	ROBERT BEDNAR	13065 V. + SUENA, Valley Center	R. Bednar
7-20-13	John McGlynn	29531 Anthony Rd VC 92082	John McGlynn
7/20/13	Ricardo Serrano	30437 Carney Rd VC 92082	Ricardo Serrano
10 JULY	ALLYSON SERRANO	30437 CARNEY ROAD VC 92082	ALLYSON SERRANO
7/20/13	Sarah Saenz	11045 N. Hillcrest Rd. Valley Center CA-92082	Sarah Saenz
7/20/13	M. DILISIO	28870 LILAC RD. #128 VALLEY CENTER CA 92082	M. Dilisio






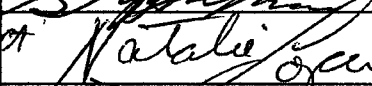
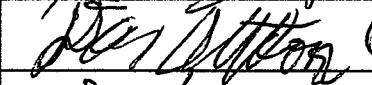
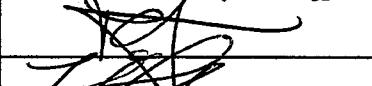
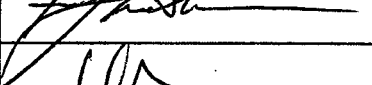



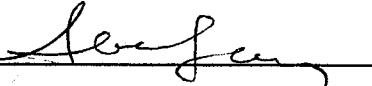
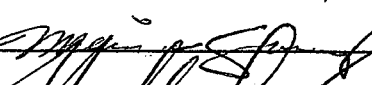
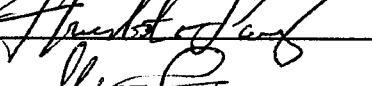
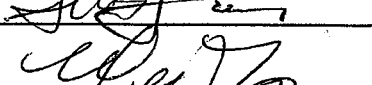




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July/ August 2013

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<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
7/20	Marie Diliso	28890 Lilac Rd #128 VC	
7/20	Veronica Barrera	30434 Miller Rd, VC 92082	
7/20	KARRY McDANNAH	29963 Anthony Rd 92082	
7/20	Guy M Danno	29963 Anthony RD	
7/20	Robert Niek	31311 ALISA PL	
7-20	Stephen Morris	<del>28894</del> Pleasant Knoll	
7-22	Natalie Lopez	13703 OLD RD Valley Center 92082	
7-22	Danny Al-Bitar	18218 PARADISE ROAD = MTN	
7-22	Ryan Armstrong	16730 Paradise Mt. Rd VC 92082	
7/22	FRANK Shoemaker	28904 VALLEY CENTER Rd, VC	
7/22	Kristine Nelson	14286 Faraway place VC	
7/22	Dyan Cloutier	14102 Kelowna Lane	
7/22	MARION HOWARD	27130 Tumbleweed TR VC	
7/22	FRENE Rottner	27130 Tumbleweed TR. VC	
7/22	Araceli Saenz	11045 W. Lilac Rd. Valley Center Ca. 92082	
7/22	Marina Saenz	11045 W. Lilac Rd. Valley Center Ca. 92082	
7-22	Humberto Saenz	11045 West Lilac Rd. Valley Center Ca. 92082	
7-22	Alli Saenz	11045 W. Lilac Rd. Valley Center Ca. 92082	
7-22	Mae PLTons	3760 Meadow Crest Ave. Escondido, Ca 92027	

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7/22/13	Clive	30578 Palomar Vista Dr	
7/22/13	GEORGE S. SPEER	30861 SADDLEBACK RD VC	
7/22/13	Henry Damian	19251 NORMANDALE AVE	
7/22/13	Pam Hargesheimer	16006 Vesper Rd	Pam Hargesheimer
7/22/13	DEAN HARGESHEIMER	16006 VESPER	Dean Hargesheimer
7/23/13	Jeff Davis	30575 Rockstone Rd 92082	
7-23-13	Trey Hawk	28435 Lilac Rd 92082	
7-23-13	J.D. Burditt	29271 Yellow Brick Rd 92082	J.D. Burditt
7/23/13	B.J. LAM	29219 JUBA RD, V.C. 92082	
7/23/13	Art Kimble	28020 Lilac Rd	
7/23/13	Dave Winebarger	30967 Rebecca Lane VC 92082	Dave Winebarger
7/23/13	Shannon Skinner	13390 Sage Meadow VC	Shannon Skinner
7/23/13	Margaret Bednar	13065 Via Buena VC	M. B. Bednar
7/23/13	Larry Loeck	13640 Sage Meadow Ln, VC	L. Loeck
7/23/13	HANVET TRICHTER	29115 VALLEY CREST RD	
7/23/13	DEBORAH STEWART	9960 W. LILAC RD ESCONDIDO CA 92026	Deborah Stewart
7/23/13	Naomi Trujillo	24417 Madeira Way Laguna Niguel CA 92653	Naomi Trujillo
7/23/13	LELIA H. ELLIOTT	16275 DIA DEL SOL, V.C.	Lelia H. Elliott
7/23/13	CHESTER ELLIOTT	16275 DIA DEL SOL V.C.	Chester Elliott

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7-22-13	Vincent Gonzalez	P.O. Box 1732 ViC. Ca. 92082	Vincent Gonzalez
7-23-13	Mary Gordon	15928 Plum Ct., VC 92082	Mary Gordon
7/24/13	VICTOR REED	29020 FRUITVALE W. <sup>VC, CA.</sup> 92082	VICTOR REED
7/24/13	ROSEMARY Geyer	30659 STARHAVEN <sup>92082</sup>	ROSEMARY Geyer
7/24/13	Ed Pond	19199 Ricardo Rd. Rd.	Ed Pond
7-24-13	Tracy White	12412 Palos Tierra Rd. 92082	Tracy White
7/24	Sarah Samy	11045 Wiliac Rd. VC CA 92082	Sarah Samy
7/24	Stefano Da Silva	12927 Santa Virginia Dr.	Stefano Da Silva
7/24	Carlos Costel	30505 Mesa Crest Rd	Carlos Costel
7/24	Tony Suitor	29714 Gracilar Dr, Escondido, CA 92026	Tony Suitor
7/25	Erin McGlone	28876 Via Piedra VIL. CA 92082	Erin McGlone
7/25	RENÉ GHERARDI	13886 B Charlan rd. 92082	RENÉ GHERARDI
7/25	Virginia Martin	30575 Rock Stone Rd Valley Center CA 92082	Virginia Martin
7/25	Greg Carlson	29245 Cole Grade Rd	Greg Carlson
7/25	Courtney Day	14745 Interlachen Terrace	Courtney Day
7/25	Denise Mancino	29550 Cole Grade Rd	Denise Mancino
7/25	Larry Mancino	" " " "	Larry Mancino
7/25	Vince Bowman	30066 Cole GRADE	Vince Bowman
7/25	Ken Newell	30523 Terrace View Ln.	Ken Newell

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7/15/13	Steve Verdugo	13301 Hillcrest Dr VC 92082	Steve Verdugo
7/25/13	ROGER MAYBERRY	13410 HILLTOP TERRACE VC 92082	R Mayberry
7/25/13	LINDA MAYBERRY	13410 Hilltop Terrace VC 92082	Linda Mayberry
7/26/13	Phil R Stone	31835 Pauma Valley Rd V.C	Phil R Stone
7/26/13	Regina V. Rosen	28847 STONEGATE Dr. VC 92082	Regina V. Rosen
7/26/13	USHA MAJEL	33850 VC RD. VC 92082	U. Majel
7/26/13	DONALD PRATKO	14209 MERION CIR. VC 92082	D. Pratkan
7/26/13	Christina Bishop	14754 Sturnella Way VC	Christina Bishop
7/26/13	Angie Cuevas	P.O. Box 891, Pauma Valley	Angie Cuevas
7/26/13	JOHN F. HON	P.O. Box 1369 PAUMA VALLEY	John F. Hon
7/26/13	Bruce Clark	29020 L. lac Rd V.C.	Bruce Clark
7/26/13	Mary Uber	31130 Hilltop Dr, VC	Mary Uber
7/26/13	Bruce Eluber	31130 Hilltop Dr, VC	Bruce Eluber
7/26/13	Helio Zepeda	15558 Via Sierra	Helio Zepeda
7/26/13	Martina Day	14745 Interlachen Terrace	Martina Day
7/26/13	Scott Day	14745 Interlachen Terrace	Scott Day
7/26/13	Megan Anderson	146 Victoria Way, San Marcos	Megan Anderson
7/26/13	DORETTA MUSICK	PO Box 000 Hwy 76 Pauma Valley	Doretta Musick
7/27/13	Eve Stumpges	29718 Red Mountain Dr. valley center	Eve Stumpges

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7-27-13	Lynda Clay	29271 Valley Center Rd, VC 92082	L Clay
7-27-13	Gertrude Jensen	29271 Valley Center Rd, VC 92082	Gertrude Jensen
7-27-13	William P. Young	1459 Ridge Camp Rd, VC 92082	William P. Young
7-27	Judith Hon	Box 16045 El Jai, PV	Judith Hon
7-30	Jill Takach	15590 Eva de Luca Way V.C.	Jill Takach
7-30	W GUSTAFSON	14273 COEUR D'ALEN	W Gustafson
7-30	A SAWN, To	92082 Rebecca Ln	A SAWN, To
7/30	Jean Harrison	11170 CALGARY WAY	Jean Harrison
7/30	Mary Elaine Gustafson	14273 COEUR D'ALEN, VC	Mary Elaine Gustafson
7/30	Gina Leon	30295 Via Valencia VC 9208	Gina Leon
7/30	Christine Nagers	16151 Caralane VC	Christine Nagers
7/30	Jesse Resulow	10358 COULDALE VC	Jesse Resulow
7/30	Juan Cisneros	10358 COULDALE VC	Juan Cisneros
7/30	Sheryl NEE	10358 COULDALE VC	Sheryl NEE
7/31	Blair Pettit	29938 Wilkes Rd VC	Blair Pettit
7/31	Kymberlee Fynes	30801 Paloma Vista Dr VC	Kymberlee Fynes
7/31	PATRICK AMES	15630 BRENDA WAY VA.	Patrick Ames
7/31	HANNAH KIBBY	32419 Cole grade Rd VC	Hannah Kibby
7/31	James Kirby	32417 Cole grade Rd VC	James Kirby

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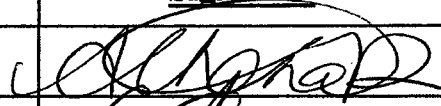
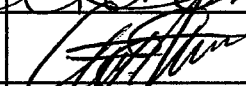
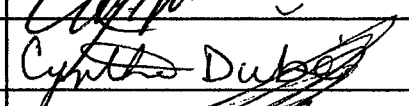

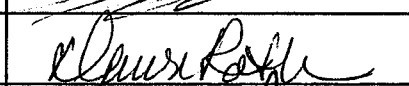
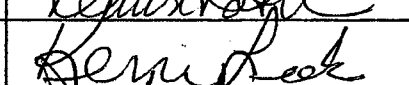
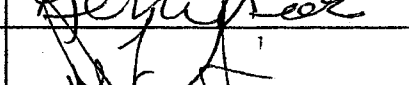



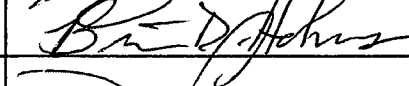


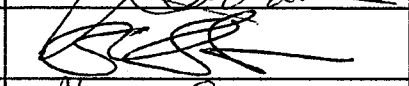
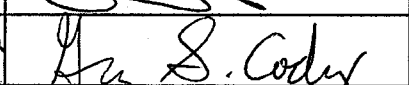
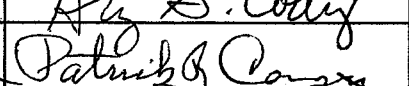
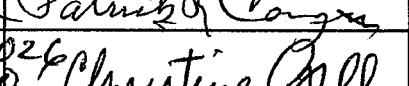
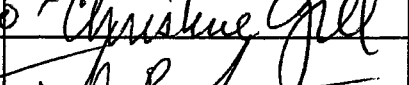
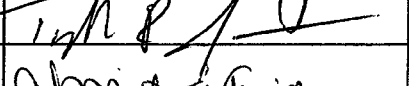
<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
7-31-13	M. Patricia McBride	29175 The Yellow Brick Rd Valley Center CA 92082	Patricia M. McBride
7-31-13	Kell Jennifer L	195 Star Rt. Valley Center CA 92082	Jennifer Kell
7/3/13	Sydney Circle	12132 Incredible Lane Valley Center CA 92082	Sydney Circle
7/31/13	DONALD P. EGIZI	12558 Palos Tierra Rd Valley Ctr. 92082	Donald P. Egizi
8.1.13	LISA BALLARD	31355 Rivoli Road. VC 92082	Lisa Ballard
8.1.13	David Wojnicki	32579 Luiseno Circle Dr <sup>Pine me Valley</sup> 92061	David Wojnicki
8-2-13	Carol Hye	15618 Wood Lane Valley Center CA 92082	Carol Hye
8-2-13	Moira Weibert	13652 Acorn Circle VC	Moira Weibert
8-2-13	Deborah Sloan	19001 Santee Ln VC 92082	Deborah Sloan
8/2/13	Holly Juarez	30316 Palomar Vista Dr Valley Center, CA	Holly Juarez
8/2/13	James Brockway	30316 Palomar Vista Dr V.C. CA 92082	James Brockway
8/3/13	CLIFF BoyLES	15006 Woods Valley Rd.	Cliff Boyles
8/3/13	Karen Boyles	15006 Woods Valley Rd	Karen Boyles
8/3/13	Eric Bishop	14759 Stumella Way	Eric Bishop
8/3/13	Tom Ritanoul	13496 Hilltop TERRACE V.C.	Tom Ritanoul
8/3/13	Kenny Trenberg	16084 Angelft VC	Kenny Trenberg
8/3/13	Wendy Trenberg	"	Wendy Trenberg
8/5/13	Summer Laggner	14130 McVally rd vc CA	Summer Laggner
8/5/13	Brenda Pratt	31340 N. Star way VC	Brenda Pratt

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8/5	Athena Roth	28767 Canyon Rd V.C.	
8/5	ANTHONY TURITTO	32140 Gousser Canyon Rd.	
8/5	CYNTHIA DUBÉ	31033 HILLTOP DRIVE	
8/5	DARRELL BROWN	14602 WINTER CREEK	
8/6	DAWN Roth	14511 Rancho Cope	
8/6	KERRIE DEEK	15354 PASO ROBLES PI	
8/7	JOE SIMPSON	29045 FRUITVALE LN	
8/7	Deb Hofer	24209 Cole Grade Rd	
8/7	Tim Sherman	15062 Fruitval Rd	
8/7	BRIAN HOLMES	30111 MILLER RD V.C.	
8/7	DARRELL CARIZ	31385 N. STARWAY V.C.	
8/7/13	Julie Ann Michacki	31391 Regina Open, V.C.	
8/7/13	STEVE JACOBS	15738 VESPER RD, V.C.	
8/7/13	Gregory Cody	13255 Blueberry Hill Lane V.C. 92082	
8/7/13	PATRICK CONGER	14360 SAWGRASS Cn. V.C. 92082	
8-9-13	CHRISTINE A GILL	29822 PLATANUS DR ESCO 92026	
8-9-13	Tyler Jeansonne	15835 MAL TAN LANE VALLEY CENTER CA 92082	
8/9/13	Christie Frisby	30137 Miller Rd.	
8-10	Javier A. Moncada	107 Woods Valley Rd	



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8-10-13	TACKIE MACHADO	1313 DAMIAN LANE	Tackie Machado
8-10-13	JOAN MACHADO	1315 DAMIAN LANE	Joan Machado
8-10-13	F.H. Blucher	29838 Quail Hollow LN, VC	F.H. Blucher
8-10-13	JAMES KIRKLEON	31241 NORTH STAR WAY	James Kirkleon
8-11-13	CRYSTAL CRUZ	26960N Lake Wohlford Rd. VC	Crystal Cruz
8-12-13	Suzie Durant	30735 Oma Rd. VC 92082	Suzie Durant
8/14/13	DON BRUST	30481 CRESCENT Moon	Don Brust
8/12/13	Donna White	29848 Quail Hollow	Donna White
8/13/13	Pete Thompson	13473 NIKKI Lane VC	Pete Thompson
8/13/13	Denise Mendoza	31374 Kiva Pl, V.C.	Denise Y. Mendoza
8/14/13	LORECE J. BARR	30258 WILSON	Lorece J. Barr
8/14/13	ESMERALDA PACHECO	11251 SAN ANTONIO WAY VC	Esmeralda Pacheco
8/14/13	Chris Cogdill	27376 St. Andrews Ln. VC.	Chris Cogdill
8/15/13	Barbara J. Andrews	14131 Hilldale Rd. VC	Barbara J. Andrews
8/15/13	Janet Nelson	12036 Old Castle Rd	Janet Nelson
8/15/13	Shelley Dewey	18218-58 Paradise MT. RD.	Shelley Dewey
8/15/13	Nancy Kerbs	29839 Red Mountain Dr.	Nancy Kerbs
8/15/13	Sarah Riley	29839 Red Mountain Dr	Sarah Riley
8/15/13	James Davis	818X2 Cleverly Lane	James Davis

SD County General Plan Clean-up ID:VC 101

July/ August 2013

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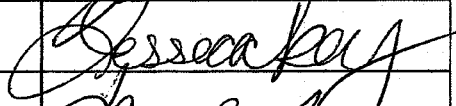


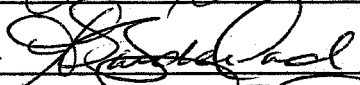
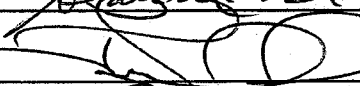
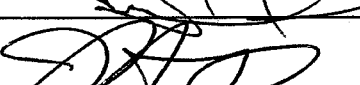

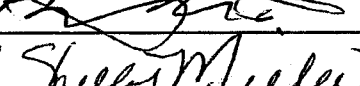
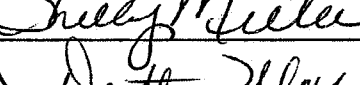
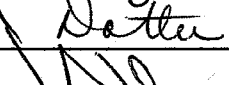
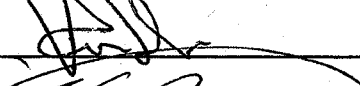
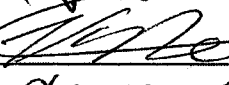
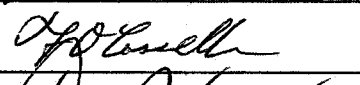

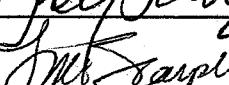
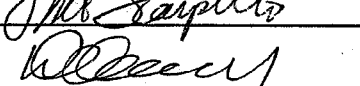
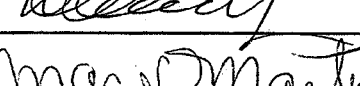
<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
8/16/13	Lori Cook	18752 Clearview Lane Valley Center Ca.	Lori Cook
8/16/13	Trene Cullen	20344 Coyote Run Valley Center Ca	Trene Cullen
8/16/13	Lisa Zubov	29960 Speechhead Trail	Lisa Zubov
8/16/13	Deanna Ruiz	15445 Legend VCA	Deanna Ruiz
8/16/13	Deanna Ruiz	31109 Cole Grade Rd Vc. Ca	Deanna Ruiz
8/16/13	GAIL Hamner	27139 OAKMONT Rd Vc	Gail Hamner
8/16/13	Shaina Miller	31445 Lilac Rd Vc CA 92082	Shaina Miller
8/17/13	Curtis A. Salisbury	15484 Hawksbury Ave	Curtis A. Salisbury
8/17/13	Sean Phillips	28048 Queens Bridge Rd. -	Sean Phillips
8/17/13	Ellen Maisen	11945 B Suna Rojo Rd Valley Center Ca 92082	Ellen Maisen
8/19/13	Dariusz Cuta	26709 Grand Vc 92082	Dariusz Cuta
8/19/13	Jan Sunderland	13712 Hilldale Rd Vc. CA. 92082	Jan Sunderland
8/20/13	Fred Downey	15910 Plum Ct VCA	Fred Downey
8/20/13	Richard Schlip	13402 Hilldale Rd Vc. CA 92082	Richard Schlip
8/20/13	Mark Larson	11252 Rolling Hills Vc. CA 92082	Mark Larson
8/21/13	Tim Diefenbacher	4688 Spains. Andrews Ln	Tim Diefenbacher
8/21/13	JOHN WATSON	3206 Oakwood (AVE)	John Watson
8/21/13	Linda Linaker	14015 Milico Lane V.C. 92082	Linda Linaker
8/21/13	Dennis Chamberlain	PO box 1564, Vc CA 92082	Dennis Chamberlain

SD County General Plan Clean-up ID:VC 101

July/ August 2013

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<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
8-21	Wesley Schlato	20555 Hwy 76 Palm Valley CA 92061	
8-22	John Ginella	18218 Paradise Mtn Rd #79	
8-23	Jessica Key	29075 Fruitvale Lane	
8-23	Laurie Key	29075 Fruitvale Ln	
8/23	Carlos Casteel	30505 Mesa Crest Rd.	
8/23	Holeen Sunderland	13712 Hilldale Rd. VC 92082	
8/23	John Sunderland	' '	
8/23	Jenn Armstrong	10730 Paradise Mtn Rd VC 92082	
8/26	Bonnie Miller	27034 Sunningdale Way V. Center	
8/26	Shelly Miller	27034 Sunningdale Way	
8/26	Dottie Ulmer	30021 McKenna Heights Vic.	
8-28	Van Meggelund	29753 Valley Center Rd	
8/28	VICTOR RESS	29020 FRUITVALE LANE VC 92082	
8/28	F.D. Cassellius	14978 Vesper Rd, V.C., CA 92082	
8/28	ROBIN SCHULTZ	31034 VALLEY CENTER RD CA 92082	
8/28	LISA SARPILLO	28508 Sunset Rd VC	
8/28	Dm Swartz	29115 Valley Center Rd, VC	
8/28/13	Mary Martineau	31630 Oak Glen Rd	
8-28-13	Paul Behneman	12245 Mesa Verde Dr. VC.	

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8/28	Sloan Becker	13425 Hilldale	Sloan Becker
8/28	Mary Burdick	12717 Mirar de Valle	Mary Burdick
8/28	Samuel McEluskey	11374 Lilec Vista Drive	Samuel R. McEluskey
8/28	Paul Neun	27157 Santolre ST	Paul Neun
8/28	Shannon Skinner	13390 Sage meadow Ln	Shannon Skinner
8/29	Jennifer Roeca	12318 Montanya Dr	Jennifer Roeca
8/29	Holly A. CAULANDEZ	14859 WOODS VALLEY RD	Holly A. Caulandez
8/29	Chris Taylor	29458 miller road	Chris Taylor
8.29.13	Celia Nickens	13826 Shady Creek Rd, Valle	Celia Nickens
8/29	MARK WHEATON	9791 MEGAN TERRACE	Mark Wheaton
8/30	YJ Kim	14616 Wood Valley Rd.	YJ Kim
8/30	Susan Henderson	30134 Miller Rd, VC	Susan Henderson
8/30	Shirley Gauris	26677 Kiavo Dr. VC	Shirley Gauris
8/30	Amanda Pack	18864 Paradise Mt RD	Amanda Pack
8/30	Mara Steadman	18864 Paradise Mt. Rd.	Mara Steadman
8/30	Ramsey Nubani	11527 sierra rojo rd	Ramsey Nubani
8/30	John Neumann	30905 Rebecca Ln VC	John Neumann
8/30	Moris Gonzalez	19204 Los Hornos Rd VC	Moris Gonzalez
8-31	Shannon Gonzales	14298 Calle De Uista VC	Shannon Gonzales

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8-31-13	Mark Dusek	1199 BAR 20 Ranch Rd	Mark Dusek
8-31-13	Alicia Klingler	8118 Nelson Way, Escondido, Ca	Alicia Klingler
9-3-13	Michael Martini	30557 Rockstone Road VC	Michael Martini
9/3/13	JANICE Dagne	28451 Sunset Rd VC	JANICE Dagne
9-3-13	Ailly Mazzetti	265221 VC Rd. VC, CA	Ailly Mazzetti
9/3/13	Beverly Breen	13305 Hillcrest VC CA	Beverly Breen
9/3/13	DAVID FERREIRA	30387 Lilac Rd Valley Center	David Ferreira
9/4/13	LIN MILLER	28687 Ave	Linda Miller
9/4/13	Ted Dron	14935 Cool Valley Rd	Ted Dron
9/4/13	Brian Deemster	16010 Vesper Rd, VC.	Brian Deemster
9-4-13	Aaron Hamilton	32845 Via Del Verado VC	Aaron Hamilton
9-5-13	Kathy Smith	15649 Zigna Dr. VC	Kathy Smith
9/5	Shawn Crossley	28783 Lilac Road, VC	Shawn Crossley
9/5	Clint Crossley	28783 Lilac Road VC	Clint Crossley
9/5/13	Krystal Caluya	710N. Quince St. Escondido	Krystal Caluya
9-5-13	Kathryn Barkers	26310 S. Center City, Arroyo	Kathryn Barkers
9-5-13	RYAN HALL	14233 OAK MEADOW RD VALLEY CENTER 92082	Ryan Hall
	ANGEL GONZALEZ	29023 Yellow Brick Rd VC.	Angel Gonzalez
	Frank J. Latta	16110 Valley Center Rd VC	Frank J. Latta

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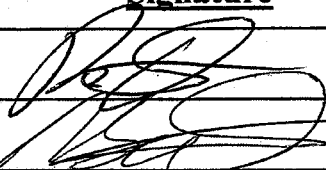

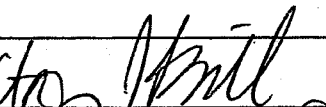
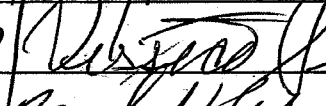
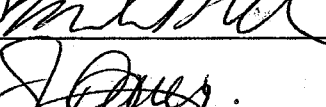
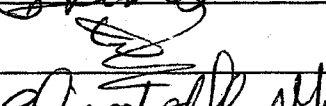
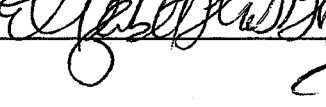
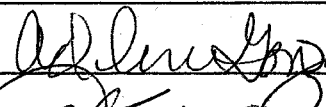
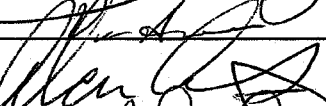
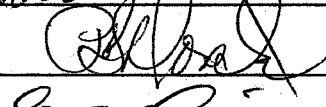

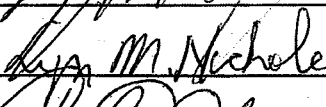
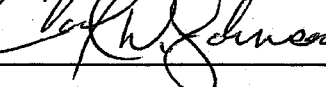

<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
9-5-13	DEBORAH HEATH	23015 OLD WAGON RD, ESC 92027	Deborah Heath
9-5-13	Susan Vipson	30957 V.C. Rd. Valley Center	Susan Vipson
9-5-13	Rose Salgado	Rose L. Salgado 54003 WAAVASH Rd Valley Center, CA 92082	Rose Salgado
9-5-13	Pete Salgado Sr	1011 Tribal store Rd VC. CA 92082 #11	Pete Salgado Sr
9/5/13	Savannah Villalpando		Savannah Villalpando
9/5/13	GABRIEL PERRETA	13701 SAGE MEADOW LN. VC. CA 92082	Gabriel Perreta
9-5-13	TRANS TUBBS	16261 SURET Ter VC. 92082	TRANS TUBBS
9/7/13	Adam Chambers	11156 Calgary Way VC.	Adam Chambers
9/10/13	Kim Greenlee	12808 Anthony Lane VC	Kim Greenlee
9/10	Maurice	29785 Nardine Dr Esc 92082	Maurice
9/10	TRANS SHAIN	2950 Miller Rd VCCA 92082	TRANS SHAIN
9/11	Lori Imgrund	29124 Valley Center Rd VC 92082	Lori Imgrund
9-11	Robert Cervera	28752 Canyon Rd VC 92082	Robert Cervera
9/12	James Miller	16001 Dorothy LN 92082	James Miller
9/12	Mary KHUU	16001 Dorothy LN 92082	Mary KHUU
9/12	Suzzy Crab	30518 Harvest Moon Cir. 92082	Suzzy Crab
9/14	Susan Glawick	14362 AVALON Ln, 92082	Susan Glawick
9/14	Sheri McFadden	16034 Wizard Wy VC	Sheri McFadden
9/14	Brenda Barnard	27315 Valley Center Rd VC	Brenda Barnard

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9/17	Rick DeFallo	27376 Saint Andrews Lane	
9/17	M. KeCartels	15533 Choate Ct	
9/17	M. Compion	16741 Paradise Mon Rd	
9/17	Mike Falconieri		
9/17	June Brill	13155 Carney Lane, Valley Ctr	
9/17	Jessica Seal	32955 Cole Grade Rd	
9/17	MIKE ADAMS	30144 CASTLECREST ROAD	
9/17	Stephanie Davis	4104 Horse Creek, VC 92082	
9/18	Heather Tract	17277 Bee Valley Lane VC	
9/19	Elizabeth Cose Gonzalez	28359 Valley Center Rd	
<del>9/19</del>	<del>Michael B. Bodea</del>		
9/19/13	Adeline Gonzalez	27500 Canal R VC 92082	
9/20/13	T. Asch	P.O. Box 91 V.C. CA	
9-21-13	Alan Armstrong	29550 Cole Grade Rd	
9/21/13	Penny Dolschel	28805 Hideaway Lake Lane	
9/22/13	Erin Espinoza	13846 Nicolas Vista	
9/23/13	Steve Marier	12443 Miranda Valle	
9/23/12	Lyn Nicholas	12105 Oldcastle Rd. VC.	
9/23/13	Carol D. Johnson	29722 Red Mtn Dr. V.C.	



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9/23/13	Krista Hill	14254 Resava Lane Valley Center, CA 92082	Krista Hill
9/27/13	Kenneth Gonzales	14798 OCALLE, DC VISTA VC, CA 92082	Kenneth Gonzales
9/24/13	Jessica Porras	31320 Stardust Ln V.C. CA 92082	Jessica Porras
9/24/13	Margarita Cordoba	30340 Valley Center Rd Valley Center CA 92082	Margarita Cordoba
9/24	Andrea Cinvello	27476 Sage Brush Trail Valley Center, CA 92082	Andrea Cinvello
9/26	David Morningstar	31021 Hilltop Drive Valley Center CA 92082	David Morningstar
9/26	Julianna Clark	V.C. CA 92082 11116 W. Lilac Rd.	Julianna Clark
9/27/13	Brad Lessard	29408 Paso Robles Rd. VALLEY CENTER, CA 92082	Brad Lessard
9/27/13	T. Fisher Kane	30775 Rowing Hous DR. V.C. CA 92082	T. Fisher Kane
9/27/13	Z. Fisher Kane	30775 Rowing Hous DR. V.C. CA 92082	Z. Fisher Kane
9/27/13	Brenna Gibbons	15336 Vesper Rd VC 92082	Brenna Gibbons
9/30/13	James Moore	15507 Fruitige Rd VC, CA	James Moore
9/30/13	John Ginella	18218 Paradise Mtn Rd #77 VC CA 92082	John Ginella
9/30/13	Deborah Wells	13322 Hillcrest Dr Valley Center CA 92082	Deborah Wells
4/30/12	MARK BAKER	13322 Hillcrest Dr VALLEY CENTER CA 92082	Mark Baker
10/2/13	Lavonne Norwood	2801 Lilac Rd - VC. CA 92082	Lavonne Norwood
10/3/13	JOAN SALAT	13275 Delsworth Rd	Joan Salat
10/3/13	Tom Edgar	16465 Woodstall Rd	Tom Edgar
10/20/13	Harvey Trichter	28714 VC RD VC 92082	Harvey Trichter

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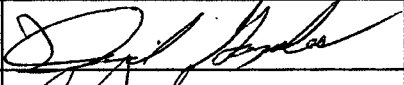
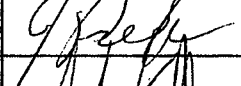
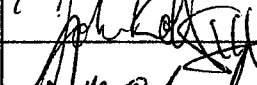
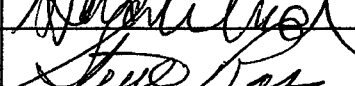
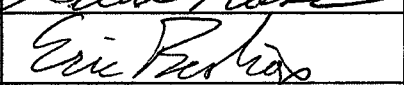
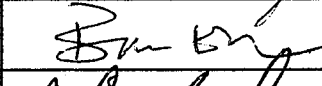



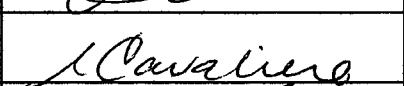



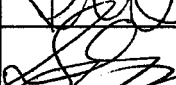
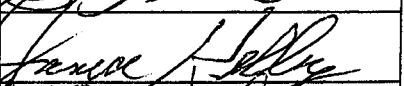

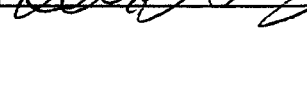

<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
10/3/13	Judith Green	28714 Valley Ctr Rd VCCA 92082	Judith Green
10/05/13	ELLIOTT SHAFFER	27302 Rowell Court Vc 92091	Elliott Shaffer
10/5/13	Janet Hansen	28950 Olive Ln, V.C.	Janet Hansen
10/7/13	Paula Townsend	27155 Oakmont Rd V.C.	Paula Townsend
10/7/13	LELAN BROWN	1763 16293 Sunset Terr VC	Lelan Brown
10/7/13	Adolfo Ricardo	12470 Cumbres Terrace VC.	Adolfo Ricardo
10/7/13	Trisha Kelly	13484 Hilldale rd, VC	Trisha Kelly
10/7/13	Brian Dreher	13484 Hilldale Rd, VC	Brian Dreher
10/8/13	Bruce Meadows	15595 Rim of the Valley VC	Bruce Meadows
10-8-13	Dan Hayes	19924 Santee Ln V.C.	Dan Hayes
10/10	G. Lebecher	V.C.	G. Lebecher
10/10	Roxan Maynard	13850 Oakwood Glen V.C. CA	Roxan Maynard
10-11	Jim Jensen	29277 Vly Ctr. R	Jim Jensen
10/10	Sherrie L. Ness	12601 Big Bend Way VC	Sherrie L. Ness
10/10	KEITH LARSON	26939 LAUREL DR VC.	Keith Larson
10/14	Anna Puentes	PO BOX 1 VCCA	Anna Puentes
10/14	Wendy Gallison	27245 Tumbleweed Tr/Vc	Wendy Gallison
10/14	MMMS	P.O. BOX 53 VC	MMMS
10/13	Holly Soliz	10289 Sunset Terrace V.C. CA	Holly Soliz

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July/ August 2013

APN 18514316—28582 Valley Center Rd, Valley Center, CA 92082

I am in Support to change back this property at  
(APN 18514316) 28582 Valley Center Rd, Valley Center, CA 92082 to Commercial  
Zoning (C-34) as it used to be at the time Abe Boulos Purchased it in 2007.

<u>Date</u>	<u>Print Name</u>	<u>Physical Address</u>	<u>Signature</u>
10/17/13	David Gonzales	519 Mcintosh St Chula Vista C.A. 91910	
10/17	John John P. REED	18215 Paradise Int Rd	
10/18	John Kell	195 Kell Rd Valley Center	
10/18	Sarah Umland	12515 Montoya Dr Valley Center, CA	
10/19	STEVE ROSS	16251 FRUITVALE RD VALLEY CTR CA	
10/21	Eric Bishop	1734 Stornella Way	
10/21	BARBARA KANEE	30645 Ranch Creek Rd	
10/21	DAVID M. DAVIDSON	30480 RABBIT RUN VC, CA	
10/21	Kim Wanket	29403 Yellow Brick Rd.	
10/21	Edna Aguilera	29330 Citac Rd. Valley Center, CA 92082	
10/21	Dianne Ghosh	30630 Mesa Crest VC CA 92082	
10-23	Maria Cavaliere	32140 Cole Grade Rd. Valley Center, CA 92082	
10:23	Michael Mitchell	19371 Sierra Verde Rd Valley Center CA 92082	
10/23	SWOHL	13804 CITADIANA RD Valley Center CA 92082	
10/24	Jakee Araso	29054 Foothill Lane Valley Center CA 92082	
10/24	Karli Buchwald	29054 Foothill Lane Valley Center CA 92082	
10/23	Sydney Garcia	29040 Meeker Rd VC 92082	
10/24	James Kelley	28849 Yellow Brick VC CA	
10/25	Alexis Gonzalez	14204 Los Hornos Rd Valley Center, CA 92082	